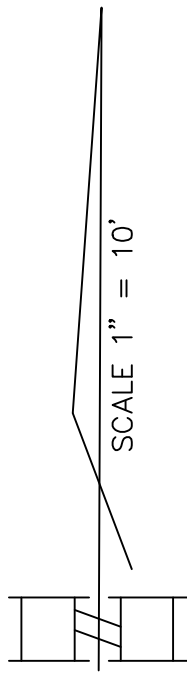


PRELIMINARY GRADING
PLAN PER CEQA

REVISE-2

TPM 20850
S 04-066
LOG NO. 04-14-025



PROP. 9' CMU
SOUND ATTENUATION
BARRIER

PROP. 12' CMU SOUND
ATTENUATION BARRIER

EXISTING 3' MASONRY
BLOCK WALL TO BE
REMOVED

PROP. 6' CMU SOUND
ATTENUATION BARRIER

CEQA NOTE
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND
ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED
DEVELOPMENT PROJECT. THE PROPERTY OWNER
ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF
THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO
PERFORM ANY GRADING SHOWN HEREON, AND AGREES
TO OBTAIN VALID GRADING PERMISSIONS BEFORE
COMMENCING SUCH ACTIVITY.

LEGEND	
EXISTIT SEWER MAIN	-----S-----S-----
EXISTIT WATER MAIN	-----W-----W-----
PROPERTY BOUNDARY	-----P-----
CONTOUR	-----98-----
CENTER LINE	-----C-----
CUT SLOPE	1-1/2:1
FILL SLOPE	2:1
PAD ELEV.	2240
MASONRY BLOCK WALL	-----
PARKING SPACE	8 TOTAL
EXISTING ELEVATION	x96.53
PROPOSED ELEVATION	•97.00
FLOW DIRECTION	----->-----
LOW VOLTAGE MUSHROOM LIGHT	-----
LANDSCAPE & IRRIGATION	L&I
6' WOOD FENCE	-----X-----X-----X-----
CONCRETE SURFACING	-----
PROP. CMU SOUND ATTENUATION BARRIER	-----
HVAC UNIT	-----

APPLICANT/OWNER
SHELLSTROM D/C 2000 TRUST
1014 E. WASHINGTON AVE.
EL CAJON, CA 92020
619-719-2241

SOLAR NOTE:
ALL PARCELS WITHIN THIS SUBDIVISION
HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR
ACCESS FOR EACH FUTURE DWELLING UNIT
ALLOWED BY THIS SUBDIVISION.

POWER
SDG&E

TELEPHONE
PACIFIC BELL

A.P.N.
394-022-07-00

AVERAGE SLOPE
1%

LEGAL DESCRIPTION
PORTION OF LOT 53 MAP NO. 289

GENERAL PLAN REGIONAL CATAGORY
CUDA

COMMUNITY/SUB-REGIONAL PLAN AREA
LAKESIDE

LAND USE DESIGNATION
RU29

LAND USE
RU-29

TOPOGRAPHY
MAY ENGINEERING

ASSOCIATED PERMITS
CONSTRUCTION CURB & GUTTER

PUBLICLY MAINTAINED ACCESS ROAD
LAKESIDE DR.

WATER
LAKESIDE WATER DISTRICT

SEWER
LAKESIDE SANITATION DISTRICT

FIRE
LAKESIDE FIRE DISTRICT

SCHOOL DISTRICTS
GROSSMONT HIGH SCHOOL DISTRICT AND LAKESIDE UNION SCHOOL DISTRICT

DESIGN SPEED
N/A

AVERAGE LOT SIZE
7500ft²

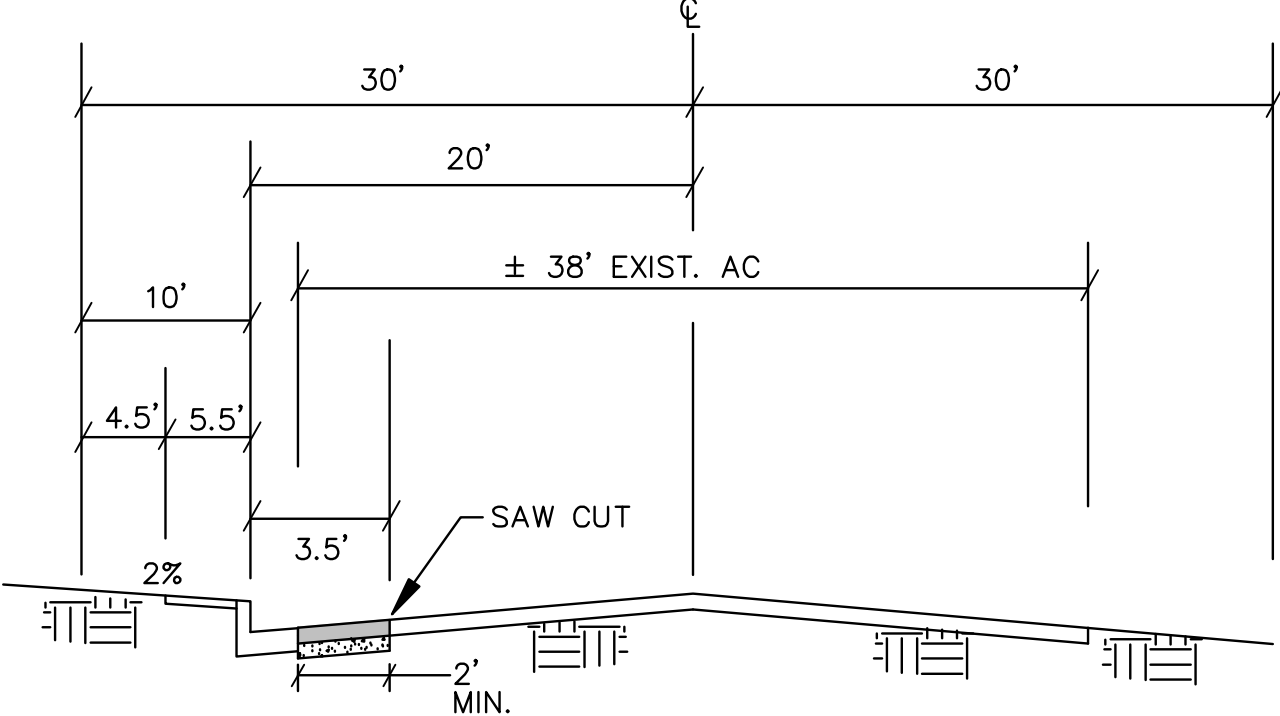
OPEN SPACE EASEMENT (PROPOSED)
NONE

SPECIAL ASSESSMENT ACT STATEMENT
THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

ADDITIONAL REQUIREMENTS
SAN DIEGO STREET LIGHTING STANDARDS TO BE COMPLIED WITH
SUBDIVIDER TO PAY PARK FEES IN LIEU OF PROPERTY DEDICATION
IMPROVEMENTS ARE NOT TO BE CONSTRUCTED UNDER A SPECIAL
ASSESSMENT ACT.

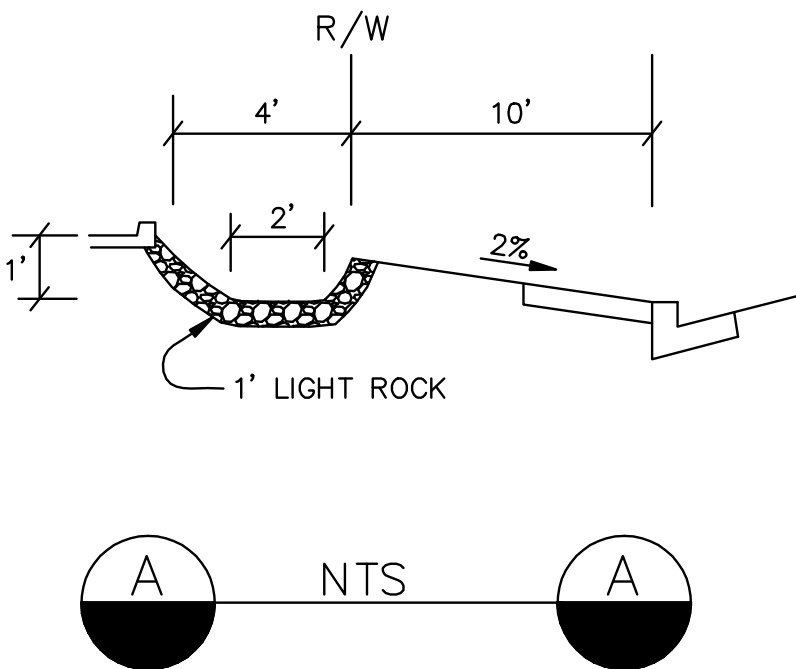
CONDOMINIUM PARCEL MAP
"THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN
SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE,
THE MAXIMUM NUMBER OF UNITS IS FOUR."

GRADING
AS SHOWN



TYPICAL SECTION PUBLIC ROAD
NTS

NOTE:
SEE EXTERIOR ELEVATIONS FOR MATERIALS.



SOUND ATTENUATION BARRIER NOTE:
REQUIRED SOUND ATTENUATION BARRIERS SHOULD BE SOLID AND
CONSTRUCTED AS A WALL, OR BERM/WALL COMBINATION WITH A
MINIMUM SURFACE DENSITY OF 3.5 POUNDS PER SQUARE FOOT.
ANY SEAMS, GAPS, OR CRACKS IN THESE BARRIERS WILL BE
CAULKED OR FILLED ON THE FACADE(S) FACING THE HIGHWAY
NOISE SOURCE. THESE BARRIERS MAY BE CONSTRUCTED OF
MASONRY, WOOD, PLASTIC, FIBERGLASS, STEEL, OR A COMBINATION
OF THESE MATERIALS. IF WOOD IS USED, A TONGUE AND GROOVE
DESIGN MAY BE USED IF IT IS AT LEAST 1/2 INCH THICK OR MEET
THE SPECIFIED SURFACE DENSITY REQUIREMENTS. GLASS, PLASTIC,
OR SHEET METAL (MIN. 18-GAUGE THICKNESS) MAY BE
SUBSTITUTED ON THE UPPER PORTION OF THE BARRIER PROVIDED
IT IS SUPPORTED NOT TO RATTLE OR VIBRATE FROM THE WIND BY
ITSELF FOR AESTHETIC REASONS. ANY GATE CONSTRUCTED IN THE
SOUND WALL SHALL BE DESIGNED WITH OVERLAPPING CLOSURES TO
NOT COMPROMISE THE POTENTIAL NOISE REDUCTION OF THIS
MEASURE.

OPENSACE AREAS

COMMON OPENSACE
EQUALS 2061.51 sf.

PRIVATE OPENSACE
EQUALS 123.00 sf. (BALCONIES)



TAX RATE AREA	
USE REGULATIONS	RU29
ANIMAL REGULATIONS	Q
DENSITY	29
LOT SIZE	6000 FT ²
BUILDING TYPE	L
MAX. FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	K
OPEN SPACE	A
SPECIAL AREA REGS.	B
394-022-07-00	

MAY ENGINEERING & SURVEYING
12222 A WOODSIDE AVE., #237, LAKESIDE, CA 92040
(619) 463- 8580
(FAX) 463- 8580
ENGINEER OF WORK